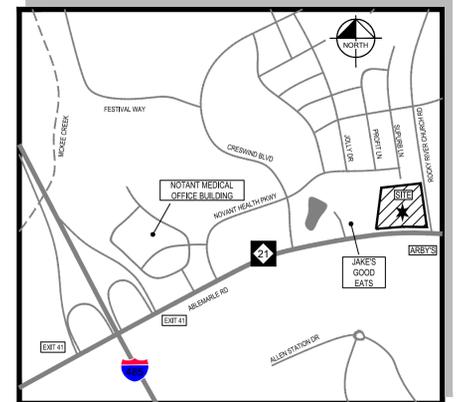
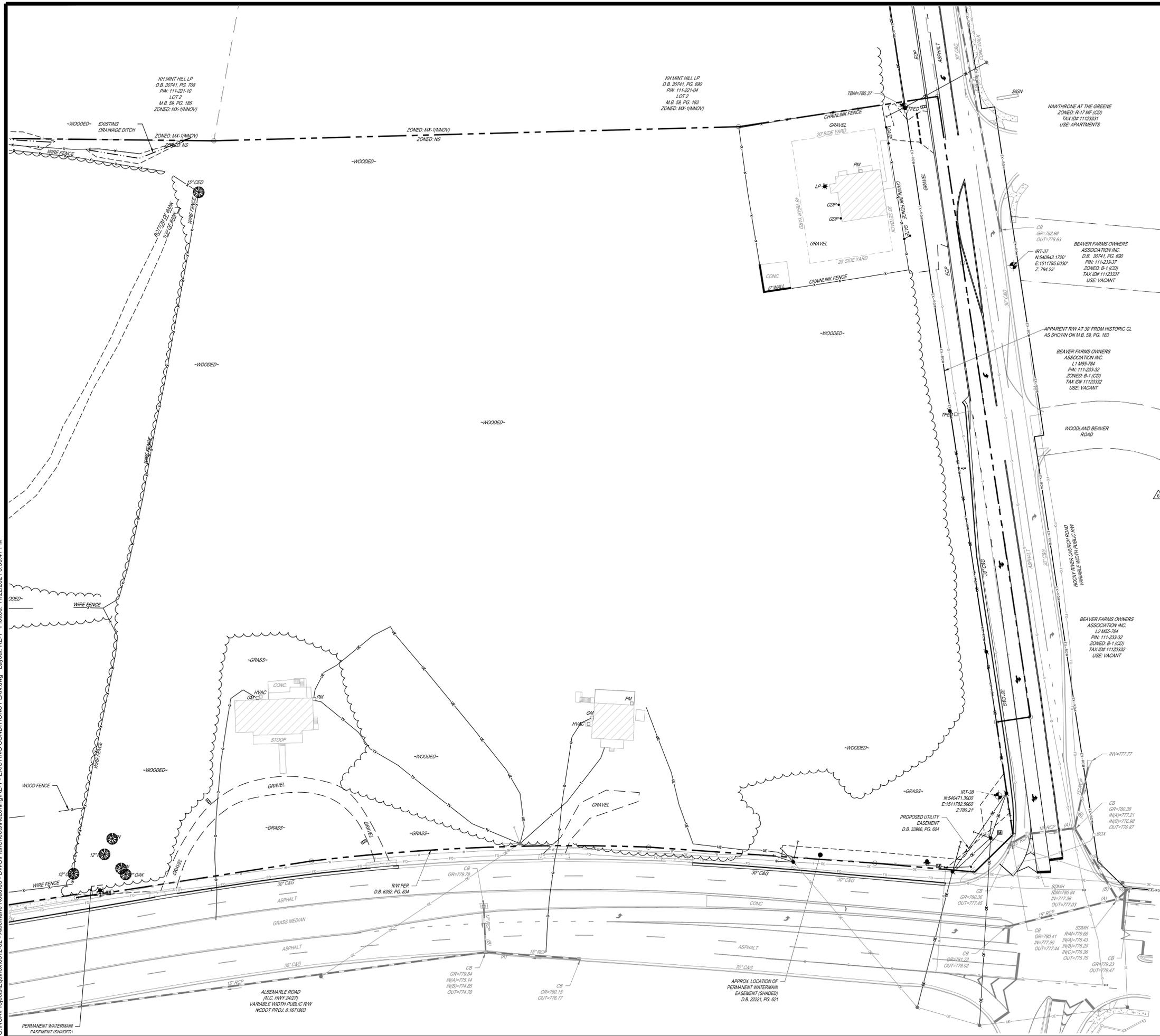


G:\INCA\Projects\Equinox\6312-02 - Albemarle Road\03 - DWG\PlanSheets\Re zoning\RZ-1 - EXISTING CONDITIONS PLAN.dwg Layout: RZ-1 Plotted: 11/22/2021 3:38:47 PM



REZONING SUMMARY

PETITIONER: ALBEMARLE PROPERTY INVESTORS, LLC
630 S. MATLAND AVE., SUITE 100
MATLAND, FL 32751
C/O AMY MCCOOK

TAX PARCEL(S) ID: 11122103 & 11122105

PROPERTY OWNER(S): PARCEL 11122103
MARY L. RHODES
13849 BEATTIES FORD RD
HUNTERVILLE NC 28078
PARCEL 11122105
SQUARE A LAND HOLDINGS, LLC
11525 ROCKY RIVER CHURCH ROAD
CHARLOTTE NC 28215

ACREAGE: 11.24 ACRES

EXISTING ZONE: PARCEL 11122103: NS ZONE
PARCEL 11122105: R-3 ZONE

PROPOSED ZONING: NS (SPA), NS WITH 5 YEARS VESTED RIGHTS

EXISTING USES: PARCEL 11122103: VACANT LAND
PARCEL 11122105: AN EXISTING INDUSTRIAL BUILDING

PROPOSED USES: USED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT. UP TO A TOTAL OF THREE (3) USES WITH DRIVE-THROUGH WINDOWS WITHIN THE DEVELOPMENT AREA AS FOLLOWS:

- UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW
- UP TO ONE (1) USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW (ASSOCIATED WITH ANY USE ALLOWED WITHIN NS).
- UP TO ONE (1) USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW (ASSOCIATED WITH ANY USE ALLOWED WITHIN NS WITH THE EXCEPTION THAT THIS USE SHALL NOT BE A TRADITIONAL FAST FOOD RESTAURANT OR AUTO ORIENTED USE). FAST FOOD SHALL INCLUDE ESTABLISHMENTS SUCH AS CHICK-FIL-A, MCDONALDS, BURGER KING, ETC. AND AUTO ORIENTED USE SHALL INCLUDE ESTABLISHMENTS SUCH AS CAR WASH, CAR CARE, GAS STATION OR SERVICE STATION. THE FORGOING SHALL NOT RESTRICT FAST CASUAL FOOD USERS SUCH AS PANERA, CHIPOTLE, ETC. ALL OTHER USERS ALLOWED WITHIN NS WOULD BE PERMISSIBLE INCLUDING USES WHICH HAVE A PRIMARY OFFERING SUCH AS COFFEE OR BLENDED BEVERAGES AS WELL AS A BANKING AND/OR FINANCIAL INSTITUTION.

MAX. BUILDING HEIGHT: BUILDING HEIGHTS WILL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES AND 60 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

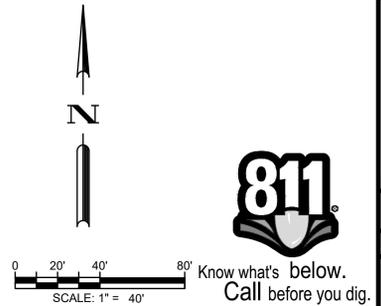
PARKING REQUIRED: AS DEFINED BY THE ORDINANCE

STORMWATER: PROPOSED STORMWATER BMP(S)

PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE NS ZONING DISTRICT.

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: WITHIN THE NS ZONING DISTRICT UP TO: (I) 290,000 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL, GENERAL AND MEDICAL OFFICE USES, EATING DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), PERSONAL SERVICES AND OTHER COMMERCIAL USES, A CONTINUING CARE RETIREMENT COMMUNITY (CCRC).

*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS



11/22/2021	UPDATED REZONING PLANS	DMH / LL	DESIGNED BY:
10/21/2021	UPDATED REZONING PLANS	DMH / LL	DRAWN BY:
09/13/2021	UPDATED REZONING PLANS	ECH / MS	REVIEWED BY:
05/17/2021	UPDATED REZONING PLANS		
04/09/2021	UPDATED REZONING PLANS		
REV	DATE	DESCRIPTION	

BCE
1111 METROPOLITAN AVE., SUITE 250
CHARLOTTE, NC 28204
www.bceinc.com
NC LICENSE #C-4397

ALBEMARLE PROPERTY INVESTORS, LLC
630 S MATLAND AVE, SUITE 100
MATLAND, FL 32751

ALBEMARLE ROAD RETAIL
ALBEMARLE ROAD
CHARLOTTE, NC / 28227

EXISTING CONDITIONS PLAN

SEAL

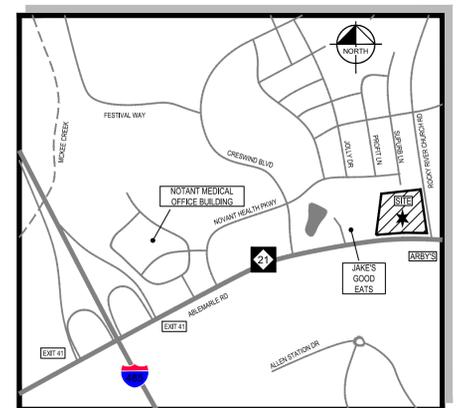
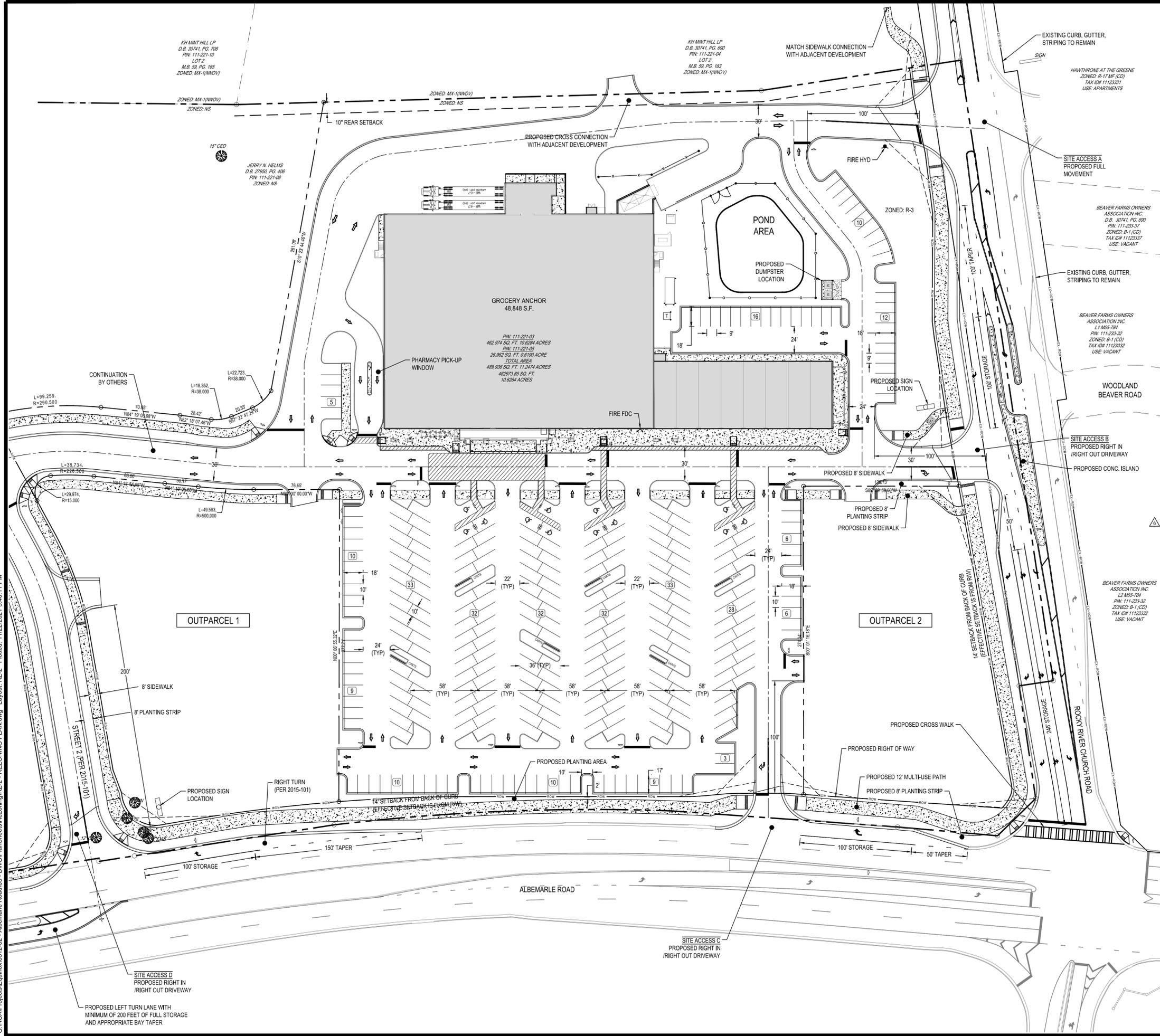
NOT FOR CONSTRUCTION

FILE NUMBER:
6312-02

DATE: 10/19/2020

RZ-1

G:\NCA\Projects\Equinox\6312-02 - Albemarle Road\03 - DWG\PlanSheets\Rezoning\RZ-2 - REZONING PLAN.dwg Layout: RZ-2 Plotted: 11/22/2021 3:40:11 PM



REZONING SUMMARY

PETITIONER: ALBEMARLE PROPERTY INVESTORS, LLC
630 S. MAITLAND AVE., SUITE 100
MAITLAND, FL 32751
C/O AMY MCCOOK

TAX PARCEL(S) ID: 11122103 & 11122105

PROPERTY OWNER (S): PARCEL 11122103
MARY L. RHODES
13849 BEATTIES FORD RD
HUNTERVILLE NC 28078

PARCEL 11122105
SQUARE A LAND HOLDINGS, LLC
11525 ROCKY RIVER CHURCH ROAD
CHARLOTTE NC 28215

ACREAGE: 11.24 ACRES

EXISTING ZONE: PARCEL 11122103: NS ZONE
PARCEL 11122105: R-3 ZONE

PROPOSED ZONING: NS (SPA), NS WITH 5 YEARS VESTED RIGHTS (PRIOR REZONING 2015-101 WILL BE AMENDED WITH THIS PETITION)

EXISTING USES: PARCEL 11122103: VACANT LAND
PARCEL 11122105: AN EXISTING INDUSTRIAL BUILDING

SETBACKS: 14' FROM BACK OF CURB
10' REAR SETBACK

PROPOSED USES: USED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT. UP TO A TOTAL OF THREE (3) USES WITH DRIVE-THROUGH WINDOWS WITHIN THE DEVELOPMENT AREA AS FOLLOWS:

- UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW
- UP TO ONE (1) USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW (ASSOCIATED WITH ANY USE ALLOWED WITHIN NS).
- UP TO ONE (1) USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW (ASSOCIATED WITH ANY USE ALLOWED WITHIN NS WITH THE EXCEPTION THAT THIS USE SHALL NOT BE A TRADITIONAL FAST FOOD RESTAURANT OR AUTO ORIENTED USE); FAST FOOD SHALL INCLUDE ESTABLISHMENTS SUCH AS CHICK-FIL-A, MCDONALDS, BURGER KING, ETC. AND AUTO ORIENTED USE SHALL INCLUDE ESTABLISHMENTS SUCH AS CAR WASH, CAR CARE, GAS STATION OR SERVICE STATION. THE FOREGOING SHALL NOT RESTRICT FAST CASUAL FOOD USERS SUCH AS PANERA, CHIPOTLE, ETC. ALL OTHER USERS ALLOWED WITH NS WOULD BE PERMISSIBLE INCLUDING USES WHICH HAVE A PRIMARY OFFERING SUCH AS COFFEE OR BLENDED BEVERAGES AS WELL AS A BANKING AND/OR FINANCIAL INSTITUTION.

FIRE DEPARTMENT ACCESS ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,00 LBS. IT SHALL ALSO HAVE A TURN RADIUS OF 30' INSIDE AND 42' OUTSIDE. FOR BUILDINGS THAT ARE EQUIPPED WITH SPRINKLER SYSTEMS, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM. THE FDC SHALL BE LOCATED ON THE ADDRESS/ FRONT SIDE OF BUILDING. THE FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF BUILDING AS TRUCK TRAVEL FROM ALL BUILDINGS.

MAX. BUILDING HEIGHT: BUILDING HEIGHTS WILL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES AND 60 FEET. BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.

PARKING REQUIRED: AS DEFINED BY THE ORDINANCE

STORMWATER: AS REQUIRED BY THE ORDINANCE

*SEE SHEET RZ-3.0 FOR REZONING DEVELOPMENT STANDARDS

FIRE DEPARTMENT NOTES

- FIRE DEPARTMENT ROAD SHALL HAVE A MIN. 20' UNOBSTRUCTED CLEAR WIDTH AND SHALL BE CAPABLE OF SUPPORTING 80,000 LBS.
- TURN RADIUS SHALL BE 30' INSIDE AND 42' OUTSIDE.
- FOR BUILDING ARE ARE EQUIPPED WITH A SPRINKLER SYSTEM, A FIRE DEPARTMENT CONNECTION SHALL BE LOCATED WITHIN 200' OF A FIRE HYDRANT FOR A NFPA 13 SPRINKLER SYSTEM.
- FDC SHALL BE LOCATED ON THE ADDRESS/FRONT SIDE OF BUILDING.
- FIRE HYDRANT SHALL BE LOCATED WITHIN 750' TO THE MOST REMOTE POINT OF THE BUILDING AS THE TRUCK TRAVELS FOR ALL BUILDINGS.

811
Know what's below.
Call before you dig.

0 20' 40' 80'
SCALE: 1" = 40'

DATE	REV	DESCRIPTION
11/22/2021	A	UPDATED REZONING PLANS
10/21/2021	A	UPDATED REZONING PLANS
09/13/2021	A	UPDATED REZONING PLANS
05/17/2021	A	UPDATED REZONING PLANS
04/09/2021	A	UPDATED REZONING PLANS

DESIGNED BY: DMH / LL
DRAWN BY: DMH / LL
REVIEWED BY: ECH / MS

ALBEMARLE PROPERTY INVESTORS, LLC
630 S MAITLAND AVE, SUITE 100
MAITLAND, FL 32751

ALBEMARLE ROAD RETAIL
ALBEMARLE ROAD
CHARLOTTE, NC / 28227

REZONING PLAN

NOT FOR CONSTRUCTION
FILE NUMBER: 6312-02
DATE: 10/19/2020
RZ-2

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EQUINOX DEVELOPMENT PROPERTIES, INC. (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A GROCERY ANCHORED RETAIL CENTER ON THAT APPROXIMATELY 11.24-ACRE SITE LOCATED ON THE NORTHWEST CORNER OF ALBEMARLE ROAD AND ROCKY RIVER CHURCH ROAD, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TWO TAX PARCELS, PARCEL ID NUMBERS 11122103 AND 11122105.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE NS ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. PERMITTED USES

USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NS ZONING DISTRICT. UP TO 75,000 SF OF GROSS FLOOR AREA OF RETAIL, EATING DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), AND PERSONAL SERVICES USES AS ALLOWED IN THE NS ZONING DISTRICT AND SHALL BE LOCATED IN OUTPARCELS ILLUSTRATED IN THE PLAN. UP TO A TOTAL OF THREE (3) USES WITH DRIVE-THROUGH WINDOWS WITHIN THE DEVELOPMENT AREA AS FOLLOWS:

- UP TO ONE (1) USE WITH AN ACCESSORY PHARMACY PICK-UP WINDOW
- UP TO ONE (1) USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW (ASSOCIATED WITH ANY USE ALLOWED WITHIN NS)
- UP TO ONE (1) USE WITH AN ACCESSORY DRIVE-THROUGH WINDOW (ASSOCIATED WITH ANY USE ALLOWED WITHIN NS WITH THE EXCEPTION THAT THIS USE SHALL NOT BE A TRADITIONAL FAST FOOD RESTAURANT OR AUTO ORIENTED USE), FAST FOOD SHALL INCLUDE ESTABLISHMENTS SUCH AS CHICK-FIL-A, MCDONALDS, BURGER KING, ETC. AND AUTO ORIENTED USE SHALL INCLUDE ESTABLISHMENTS SUCH AS CAR WASH, CAR CARE, GAS STATION OR SERVICE STATION. THE FORGOING SHALL NOT RESTRICT FAST CASUAL FOOD USERS SUCH AS PANERA, CHIPOTLE, ETC. ALL OTHER USERS ALLOWED WITH NS WOULD BE PERMISSIBLE INCLUDING USES WHICH HAVE A PRIMARY OFFERING SUCH AS COFFEE OR BLENDED BEVERAGES AS WELL AS A BANKING AND/OR FINANCIAL INSTITUTION. AS ALLOCATED IN THE COUNCIL APPROVED REZONING PETITION 2015-101, THE REMAINING PORTION OF DEVELOPMENT AREA B AS OUTLINED IN THAT PETITION WILL UTILIZE THE REMAINING ENTITLED ALLOWABLE GROSS FLOOR AREAS THAT ARE ABOVE THE REQUESTED USES OUTLINED IN THIS PETITION. THIS REMAINING AREA WILL ALSO MAINTAIN UP TO TWO (2) DRIVE THROUGH WINDOWS AS ALLOCATED IN THAT PETITION.

III. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT), AS DEPICTED ON THE REZONING PLAN. THE PROJECT WILL BE REQUIRED TO CONSTRUCT THE FOLLOWING:
-

ROCKY RIVER CHURCH ROAD AT ALBEMARLE ROAD:

- SOUTHBOUND: LEFT TURN AND LEFT-THROUGH LANES WITH 250 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER SHOULD BE PROVIDED.
- SOUTHBOUND: RIGHT TURN LANE WITH STORAGE EXTENDED TO PROPOSED RIGHT-IN/RIGHT-OUT DRIVEWAY AT SITE ACCESS B.
- NORTHBOUND: NO IMPROVEMENTS REQUIRED.
- EASTBOUND AND WESTBOUND: NO IMPROVEMENTS REQUIRED.

SITE ACCESS A:

- AN EXCLUSIVE LEFT TURN LANE ON THE NORTHBOUND APPROACH OF ROCKY RIVER CHURCH ROAD. STORAGE SHALL BE PROVIDED TO THE MAXIMUM EXTENT POSSIBLE IN COORDINATION WITH THE SOUTHBOUND LEFT OVER TURN LANE TO WOODLAND BEAVER ROAD.
- PROVIDE A 100 FOOT INTERNAL PROTECTED STEM FROM THE PROPOSED ROCKY RIVER CHURCH ROAD RIGHT-OF-WAY TO THE INTERNAL SITE ACCESS DRIVE.

SITE ACCESS B:

- IN LIEU OF A 100 FOOT INTERNAL PROTECTED STEM, PROVIDE AN EXCLUSIVE RIGHT TURN LANE WITH A MINIMUM OF 100 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER ON THE SOUTHBOUND APPROACH OF ROCKY RIVER CHURCH ROAD. INTERNAL STEM TO BE MAXIMIZED BASED ON CURRENT REZONING SITE PLAN. ON-SITE STEM IN COMBINATION WITH INCREASED STORAGE IN RIGHT TURN LANE EXCEEDS THE STORAGE REQUESTED.
- PROVIDE A SOUTHBOUND LEFT OVER TURN LANE ONTO WOODLAND BEAVER ROAD.

SITE ACCESS C:

- AN EXCLUSIVE RIGHT TURN LANE ON THE WESTBOUND APPROACH OF ALBEMARLE ROAD. A MINIMUM OF 100 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER SHOULD BE PROVIDED.

SITE ACCESS D:

- AN EXCLUSIVE LEFT TURN LANE ON THE EASTBOUND APPROACH OF ALBEMARLE ROAD. A MINIMUM OF 200 FEET OF FULL STORAGE AND APPROPRIATE BAY TAPER SHOULD BE PROVIDED.

- A TWO-LANE CROSS SECTION CONSISTING OF AN INGRESS LANE AND EGRESS LANE SHOULD BE PROVIDED FOR THE DEVELOPMENT ACCESS.
- AS DEPICTED ON THE REZONING PLAN, THE EAST-WEST SITE ACCESS DRIVE CONNECTING STREET 2 TO ROCKY RIVER CHURCH ROAD WILL BE A PRIVATE ACCESS DRIVE.
- PETITIONER SHALL PROVIDE INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- PETITIONER COMMITS TO PROVIDING INTERSECTION IMPROVEMENTS TO ACCOMMODATE PEDESTRIAN AND BICYCLE CROSSINGS AT THE ALBEMARLE ROAD AND ROCKY RIVER CHURCH ROAD INTERSECTION. THESE IMPROVEMENTS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN AND SHALL INCLUDE ACCESSIBLE RAMPS AND ALL ASSOCIATED INFRASTRUCTURE MODIFICATIONS NEEDED TO PROVIDE A SAFE ROUTE FOR BOTH BICYCLISTS AND PEDESTRIANS AND SHALL ALIGN WITH THOSE IMPROVEMENTS FOUND AND APPROVED AS PART OF RZP 2020-007.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY. RIGHT OF WAY DEDICATED SHALL BE 2' BEHIND SIDEWALK WHERE FEASIBLE.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS ARE APPROVED AND CONSTRUCTED PRIOR TO THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
- PETITIONER WILL COORDINATE WITH CDOT AND NCDOT STAFF TO PRODUCE BICYCLE AND PEDESTRIAN FACILITIES AT THE

ALBEMARLE ROAD AND ROCKY RIVER CHURCH ROAD INTERSECTION.

IV. ARCHITECTURAL STANDARDS

- ARCHITECTURAL STANDARDS SHALL COMPLY WITH SECTION 5, DESIGN INTENT STATEMENT, AND SECTION 6, ARCHITECTURAL STANDARDS AND PARKING LOCATION RESTRICTIONS. THE PRIOR COMMITTED REQUIREMENTS AS SHOWN ON THE COUNCIL APPROVED REZONING PETITION 2015-101.
- ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

VI. STREETScape AND LANDSCAPING

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

VII. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 2' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

DATE	DESCRIPTION
11/22/2021	UPDATED REZONING PLANS
10/21/2021	UPDATED REZONING PLANS
09/13/2021	UPDATED REZONING PLANS
05/17/2021	UPDATED REZONING PLANS
04/09/2021	UPDATED REZONING PLANS

DESIGNED BY: DMH / LL
 DRAWN BY: DMH / LL
 REVIEWED BY: ECH / MS



1111 METROPOLITAN AVE, SUITE 250
 CHARLOTTE, NC 28204
 www.bceinc.com
 NC LICENSE #C-4397

ALBEMARLE PROPERTY INVESTORS, LLC
 630 S MAITLAND AVE, SUITE 100
 MAITLAND, FL 32751

ALBEMARLE ROAD RETAIL
 ALBEMARLE ROAD
 CHARLOTTE / NC / 28227

TECHNICAL DATA SHEET

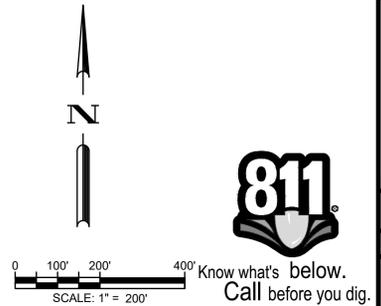
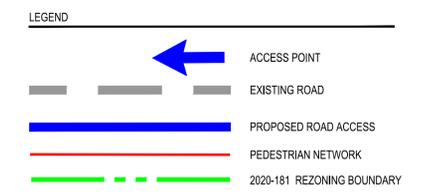
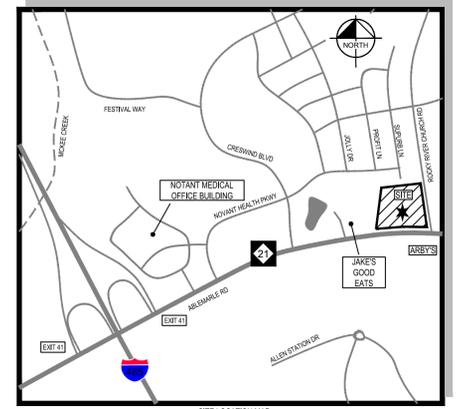
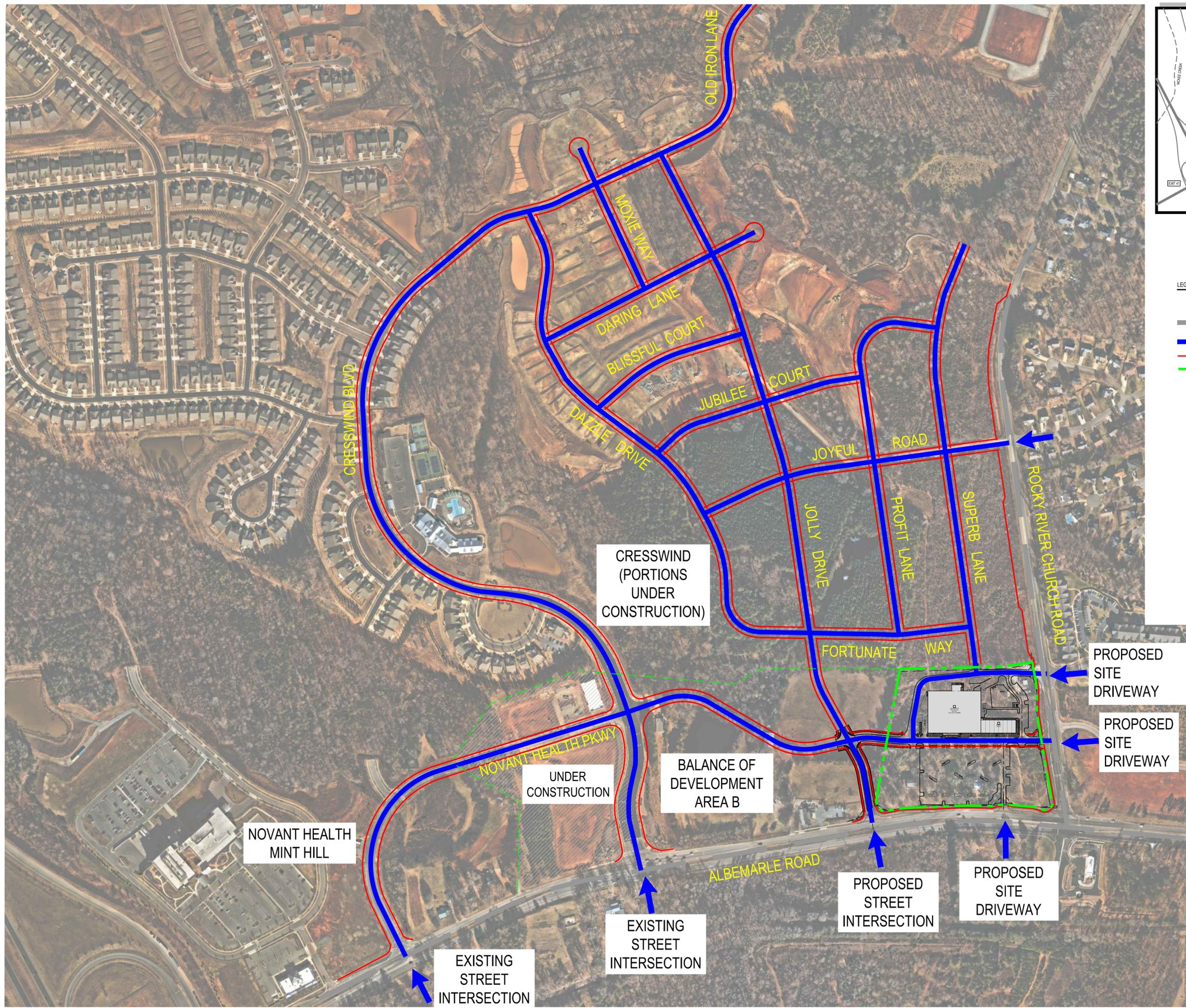
SEAL

NOT FOR CONSTRUCTION
 FILE NUMBER: 6312-02
 DATE: 10/19/2020
 RZ-3



Know what's below.
 Call before you dig.

G:\NCA\Projects\Equinox\6312-02 - Albemarle Road\03 - DWG\PlanSheets\Rezoning\RZ-4 - CONNECTIVITY LAYOUT.dwg Layout: RZ-4 Plotted: 1/12/2021 3:40:33 PM



REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DESIGNED BY: DMH
DRAWN BY: DMH
REVIEWED BY: ECH

BCE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
www.bceinc.com
NC LICENSE #C-4387

ALBEMARLE PROPERTY INVESTORS, LLC
630 S MANTLAND AVE, SUITE 100
MAYLAND, FL 32751

ALBEMARLE ROAD RETAIL
ALBEMARLE ROAD
CHARLOTTE, NC / 28227

CONNECTIVITY LAYOUT PLAN

SEAL

NOT FOR CONSTRUCTION
FILE NUMBER: 6312-02
DATE: 01/18/2021

RZ-4